

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
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Email: timw@cityfort.com

Project Name: Sunshine Cathedral Foundation Inc./
Sunshine Cathedral and Nobel Senior
Activity Center

Case #: 110-R-02

Date: 9/24/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Verify with the Zoning plans reviewer that the specific use of this site and the duration (times per week) for utilization of grass parking is permitted as indicated in Section 47-20.13 City Code.
3. Sheet 1 and the survey provided appear to represent different surface coverage for areas of this site and within the public right of way. Please present a site plan and survey that are consistent and clearly demonstrate the current and proposed coverages for all areas of the site. Staff can not verify what areas are pervious and those which are covered with building, pavement, or concrete for purposes of determining compliance with surface water management regulations.
4. The site plan should indicate existing parking delineation (striping geometry, dimensions for parking drive aisles, pavement radii, etc.)

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5. Some accesses appear to be wide enough for only one way circulation and others appear only wide enough for a pedestrian walk into the site. Please cross reference (scale) widths from survey and provide a minimum of 12 ft. width for one way, and 20 ft. width for accesses that are two way (24 ft. preferable) and so indicate the direction of travel on the site plan.
6. A photometric plan shall be submitted in accordance with Section 47-20.14 of the City Code.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Sunshine Cathedral Foundation Inc./
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Date: 9/24/02

Comments:

1. NFPA 101-2000 applies to these buildings at the permit phase.
Any site changes are not considered to be problematic.
2. Show location of any hydrants and fire mains on the civil plans.
3. New code will apply if the buildings are subjected to a change of use from assembly to health care.

I left a message with the architect to call me at 828-5875 for any further discussions.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Sunshine Cathedral Foundation Inc./
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Activity Center

Case #: 110-R-02

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Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Sunshine Cathedral Foundation Inc./
Sunshine Cathedral and Nobel Senior
Activity Center

Case #: 110-R-02

Date: 9/24/02

Comments:

1. Verify that residential bufferyard requirements as per Sect. 47-25.3 are met.
2. Paved parking areas should comply with the Code requirements of "Landscape Requirements for Vehicular Use Areas." This would include a screen buffer adjacent to the R.O.W., peninsula islands, and others. Current Code should be met to the point where it would result in a loss of required parking spaces.
3. Verify that the grass parking would meet Code requirements as "V.U.A.'s periodically or intermittently used....such as parking lots for worship or recreational facilities."
4. Add rain sensor requirement to irrigation note.
5. Add street trees along 15th St. to establish a definitive street tree scheme
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Angela Csinsi
828-5984

Project Name: Sunshine Cathedral Foundation Inc./
Sunshine Cathedral and Nobel Senior
Activity Center

Case #: 110-R-02

Date: 9/24/02

Comments:

Request: Site Plan Level IV Review/Senior Citizen Center/Rezone RD-15 to CF

1. The existing use (house of worship) and the proposed use of senior citizen center will require a rezone of the property to Community Facility (CF). A separate application and fee is required for Planning & Zoning Board review.
2. The parking spaces required for the senior center shall be paved and meet today's code requirements (8'8" x 18' for 90 degree spaces and 8'8" x 20'1 1/8" for 60 degree spaces; see Sec. 47-20.11 for parking geometrics).
3. Remove hatch lines on site plan and provide a bolded property line instead for clarity.
4. Label all setbacks on the site plan and include a table illustrating existing and required setbacks in the site data table section of the site plan.
5. Label the sidewalks and their widths on the site plan and landscape plan.
6. This site is subject to Neighborhood Compatibility (Sec. 47-25.3) since it is a new non-residential use within 100 feet of residential property. Provide a narrative illustrating how this application meets the criteria found in this section.
7. A five-foot wall is required between the subject property and the adjacent residential property. There are some existing fences but a wall is required. Decorative features shall be incorporated on the residential side of the wall.

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8. This site is subject to the bufferyard requirements (Sec. 47-25.3.A.3.d). A ten-foot landscape strip shall be located along all property lines which are adjacent to residential property. In addition, no parking shall be located within twelve feet of the property line in this bufferyard.
9. The parking areas are subject to Sec. 47-20.14, Lighting of Parking Facilities. Provide a photometric plan illustrating that these requirements are met. Lighting fixtures must be shielded from residential properties.
10. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: Sunshine Cathedral Foundation Inc./
Sunshine Cathedral and Nobel Senior
Activity Center

Case #: 110-R-02

Date: 9/24/02

Comments:

1. A perimeter alarm system is recommended for all exterior doors and windows.
2. It is recommended that all exterior doors be made of metal, encased in metal frames, and have interior hinges.
3. All doors should have a case- hardened steel lock with a throw of at least one inch.
4. All glass windows and doors should be impact- resistant.

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Sunshine Cathedral Foundation Inc./
Sunshine Cathedral and Nobel Senior
Activity Center

Case #: 110-R-02

Date: 9/24/02

Comments:

1. Rezoning requires a site plan level IV review.
2. Parking for the senior center shall be paved and comply with the design standards and number of required pursuant to section 47-20.
3. Neighborhood compatibility of section 47-25.3 applies to the proposed development project. 1). A five (5) foot high masonry wall shall be provided where the non-residential property abuts residential property. 2). A landscape buffer. 3). Lights to be shielded. 4). No parking within twelve (12) feet of the residential property line.
4. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
5. Light fixtures shall comply with the setback requirements for the zoning district in which they are located pursuant to section 47-19.2.R.
6. Additional comments may be forthcoming at DRC meeting.